

TABLE B

Audubon Circle Neighborhood District

Dimensional Regulations
Residential Subdistricts

| | Lot Area, Minimum for Dwell. Unit(s) Specified (Sq.Ft.) | Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq.Ft.) | Lot Width Minimum (Feet) | Lot Frontage Minimum (Feet) | Floor Area Ratio Maximum | Building Height ¹ Maximum Stories Feet | | Usable Open Space ² Minimum Sq. Ft. Per Dwelling Unit | Front Yard ³ Minimum Depth (Feet) | Side Yard Minimum Width (Feet) | Rear Yard Minimum Depth (Feet) | Rear Yard Maximum Occupancy by Access. Buildings (Percent) |
|--|--|--|--------------------------------|--------------------------------------|--------------------------------|--|----|--|--|--|--|---|
| <u>Multifamily Residential</u> | | | | | | | | | | | | |
| <u>MFR</u> | | | | | | | | | | | | |
| 1, 2, or 3 Family Detached | 2,000 for 1 or 2 units | 1,000 | 15 | 15 | 2.0 | 3 | 45 | 300 | 6 | none | 25 | 25 |
| Semi-attached Dwelling, Row House Building or Town House Building | 1,000 for 1 unit | 1,000 for 1 unit | 15 | 15 | 2.0 | 3 | 45 | 300 | 6 | none | 25 | 25 |
| Any other Dwelling or Use | 2,000 for first 2 units | 1,000 | 15 | 15 | 2.0 | 3 | 45 | 200 | 6 | none | 25 | 25 |

Footnotes

1. For the purpose of determining Building Height, the floor area of a dormer on a Dwelling shall not be included in the floor area calculation for a half story; provided that such dormer is not wider than eight (8) feet and the ridge line of the dormer does not exceed the ridge line of an existing Structure of which it is a part, or thirty-five (35) feet, whichever is less; and provided further that only the floor area of two such dormers shall not be included in the floor area calculation for a half story. However, the floor area of such dormers shall be included in Gross Floor Area of the Dwelling.
2. Applicable only to Residential Uses and Dormitory/Fraternity Uses.
3. See Section 61-25.1 (Conformity with Existing Building Alignment). A bay window may protrude into a Front Yard.